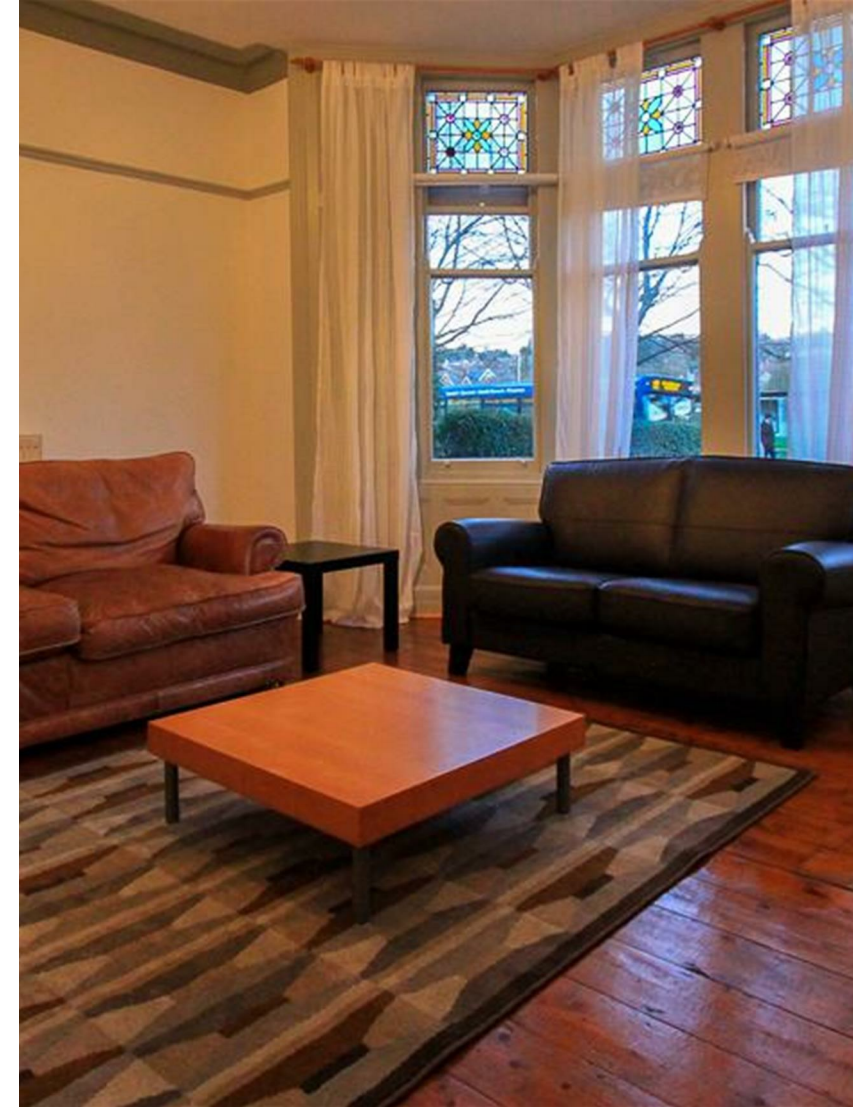


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

NINIAN ROAD
ROATH PARK







NINIAN ROAD

ROATH PARK, CF23 5EG - £1,200 PCM



2 Bedroom(s)



1 Bathroom(s)



1723.00 sq ft

Ninian Road at its best! On offer for rent here is a fantastic and thoughtfully extended GROUND-FLOOR flat on the always popular Ninian Road in the Roath Park borough of our proud Welsh Capital. Opposite the recreational grounds, this flat has been superbly appointed and very well presented to create a brilliant living space. Entered via wide, bright and spacious hallway with attractive wooden flooring and small storage cupboard, leading into a separate fitted kitchen with integrated appliances (fridge, freezer, washer, dryer and dishwasher) as well as a space for dining. Double doors leads into the lounge which in itself is a good size with beautiful stained glass bay window overlooking the park and a handsome feature fireplace. The property offers two fairly large double bedrooms, each with a fitted wardrobe and a family bathroom with bathtub and shower over. To the rear of the property is a small courtyard and a rear, off-road parking space. Make a great option for a couple looking to be in such a popular area and living in a flat of genuine quality.

COUNCIL TAX BAND E
EPC RATING D

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

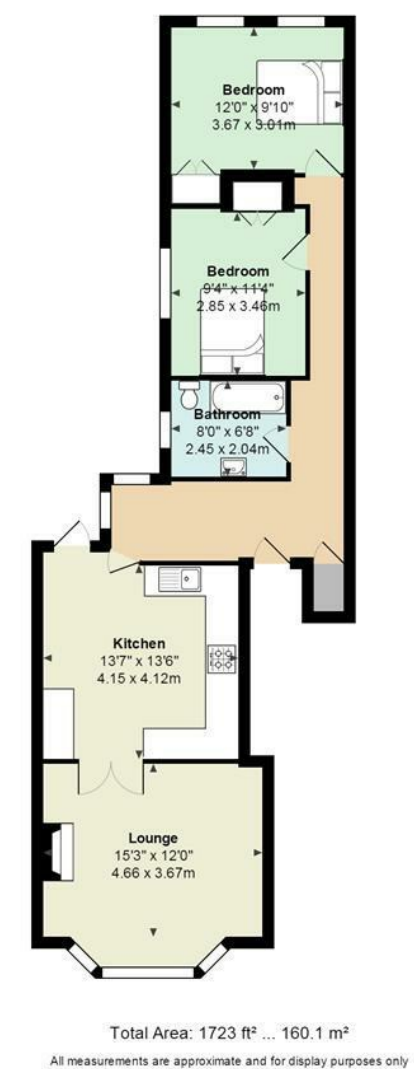
PROPERTY SPECIALIST

Mr Rhys Carter
rhys.carter@jeffreygross.co.uk
Lettings





Ninian Road, Roath Park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	